
Sent: 4/11/2019 6:15:44 PM
Subject: Letter of objection DA 2019-1099, 37 Grandview Parade, Monavale
Attachments: P Atkinson - 46 Grandview Pde, Mona Vale - DA1099-2019 submission.pdf;

Attention : General Manager

Re: Letter of objection DA 2019-1099, 37 Grandview Parade, Monavale

Please find my below comments and objections to this development application.

This new application has the same issues as the previous application that was withdrawn following its notification, and submissions made on behalf of myself and my neighbour, principally regarding view impacts. The new application, as per the previous application does not satisfy the principles of view sharing which apply under the Pittwater Development Control Plan.

The proposed development will completely obstruct the views we have of the beach and breaking waves, as viewed from our principle living areas. These views are our principal views, with our house designed and constructed with living areas positioned to maximise the enjoyment of these views. Therefore their loss as a result of the proposal will significantly impact on our amenity.

I request that surveyor certified height poles be erected on the site to allow an accurate assessment of the impact on views, and for Council's officer to inspect the view corridor from my property with the poles erected.

Please refer to the attached submission prepared by Ben Rourke - planning consultant (Planning Partnerships Pty Ltd) addressing the previous withdrawn application. The new application is very similar and the issues raised in the Planning Partnerships report have not been addressed by the new application.

The approval process of the existing two storey home at No.37 Grandview Pde required the view sharing principles to be carefully considered by the owners at that time. As a result the current view corridor from my living area was retained as part of that approval, and constructed accordingly. This shared resultant view corridor should remain and not be the subject of a further reduction. The applicant has unobstructed views over the beach and proposes to block the remaining views of the beach and water from my property. This is clearly not consistent with the DCP's principles of view sharing, which I note were formulated in the Northern Beaches by the NSW Land and Environment Court.

The bulk and scale of the proposed dwelling and the front setbacks of the 2 story elements are not in keeping with the general streetscape and set a poor precedence for this and future development in the street. There are elements of the design that are non compliant. The photo montage documents provided in my opinion mis-represent the proposed outcome, hence my request for height poles to be erected. I would appreciate Council's officer contacting me to arrange a site inspection to appreciate my concerns regarding view impact.

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Regards
Peter Atkinson
0410 017 533

PLANNING PARTNERSHIPS Pty Ltd

Town Planning Consultants - Development & Environmental Advice
20 years Local Government Specialists in Sydney & Regional NSW



Date: 29 April 2019

The General Manager
Northern Beaches Council

Attention: Catriona Shirley – Town Planner

Dear Catriona,

RE: DA 0346/2019 – 37 Grandview Pde, Mona Vale – alterations and additions to dwelling

Reference is made to this Development Application for alterations and additions including additions to the existing first storey, and a new roof.

Planning Partnerships has been engaged by Mr Peter Atkinson as a neighbouring owner at 46 Grandview Parade, to prepare this submission of objection to the proposal. This submission has been prepared following a review of the DA package including plans prepared by Ian Bennett Design Studio, and the Statement of Environmental Effects by Vaughan Milligan Development Consulting.

The key issue raised in this submission is view impact to Mr Atkinson's property. Loss of views to the surf break of Mona Vale Beach result from the proposal, noting this is exacerbated by the proposal seeking departures to the Building Envelope control of the Pittwater 21 Development Control Plan. Consideration of the proposal is provided against the DCP provisions for *View Sharing* and *Building Envelope* as follows:

C1.3 View Sharing

The controls seek to achieve the outcomes:

A reasonable sharing of views from public places and living areas. (S)

Views and vistas from roads and public places to water, headland, beach and/or bush views are to be protected, maintained and where possible, enhanced. (S)

Canopy trees take priority over views (En, S)

Description of existing view – From No.46 Grandview Parade, local views of the beach and surf break are obtained from the front living room and deck, looking in a southerly direction past and over the north-eastern corner of the existing dwelling at No.37, and over the roof of No.39. Being a local view that is 'dynamic' involving water movement on the shore, waves breaking and surfers riding waves, this is the key element of view interest to No.46. This is demonstrated in **Image 1** over page. Distant static views of Turimetta Head to the south are also noted.

It is understood that the existing dwelling at No.37 Grandview Pde was specifically designed circa 2003 (through negotiation with Council and neighbours), stepping the first storey back from the ground floor in order to satisfy the view sharing controls of the DCP.

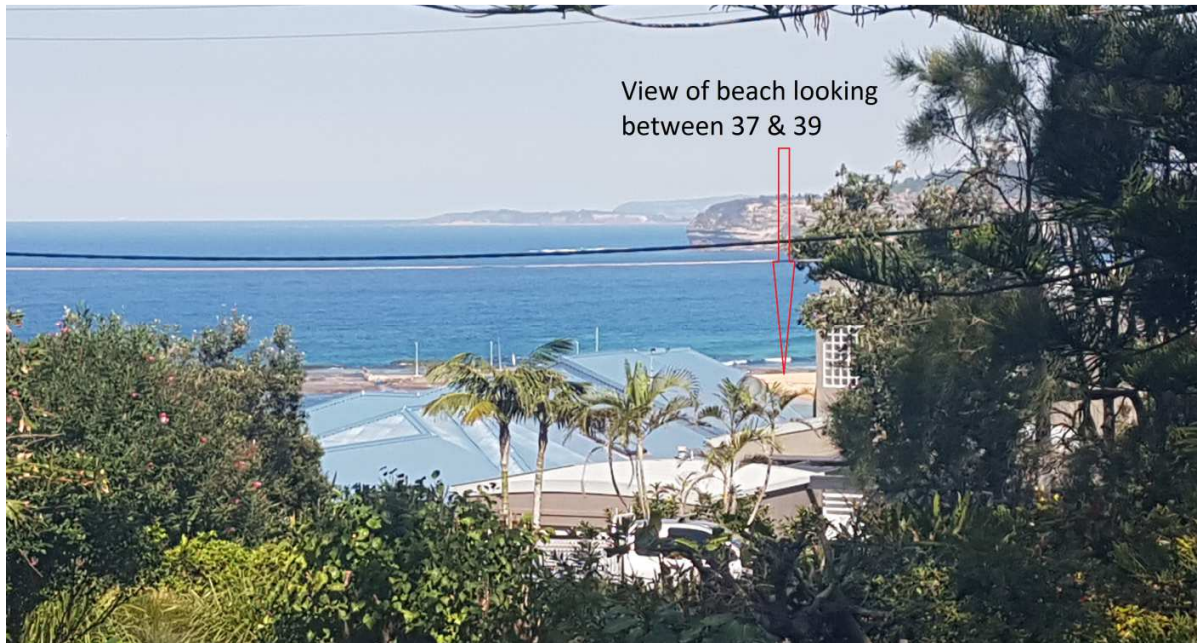


Image 1 - Existing view of Mona Vale Beach and surf break from ground floor living room and balcony of No. 46 Grandview Pde. Note view corridor of beach between 37 & 39 Grandview Pde

View impact - The proposed additions extend the first storey forward / north to the rear of the existing garage while retaining the existing eave height of the existing first storey. This has the effect of blocking the existing view corridor to the beach and surf break from No.46. Refer to **Image 2** below depicting this impact. Clearly this demonstrates that the proposal does not comply with the DCP's view sharing control.

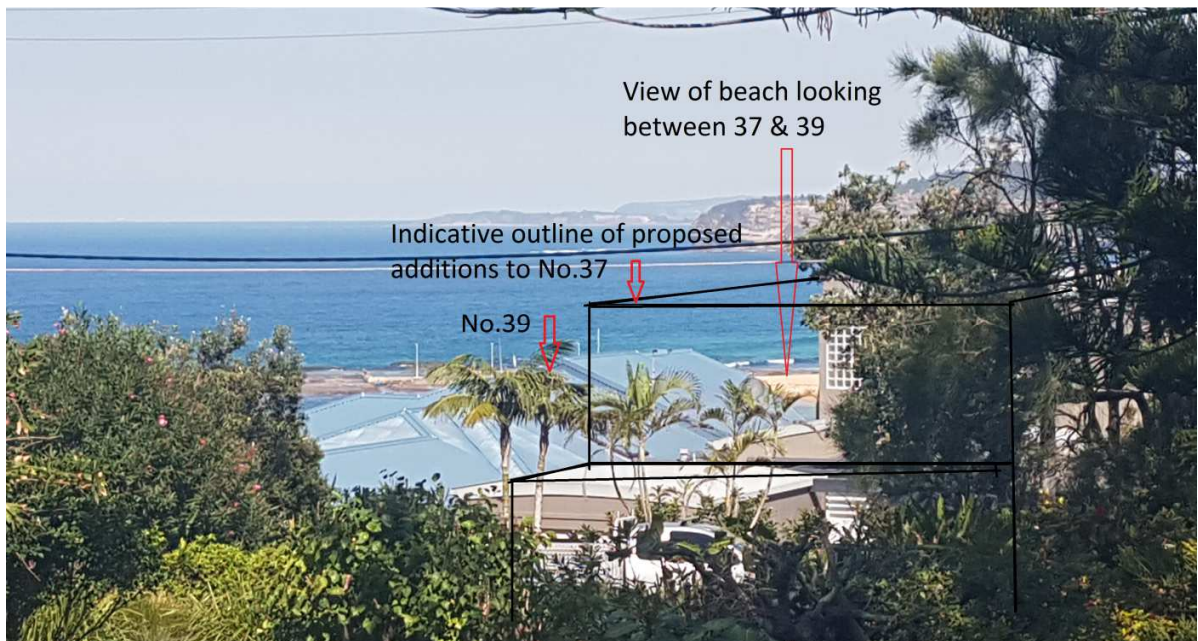


Image 2 - Indicative outline of proposed additions at front of 37 Grandview Pde, demonstrating complete loss of view of the beach and surf break from 46 Grandview Pde

D9.9 Building Envelope

The controls seek to achieve the outcomes:

To achieve the desired future character of the Locality. To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.

To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment. The bulk and scale of the built form is minimised. (En, S)

Equitable preservation of views and vistas to and/or from public/private places. (S)

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties. (En, S)

Vegetation is retained and enhanced to visually reduce the built form. (En)

Comment – The Building Envelope control requires measuring a 3.5m height from the ground level at the side boundary. As shown on the north-east elevation (Sheet A.06 of the architectural plans), this is measured from a ground floor level of 26.53, to the eaves of the first storey.

From a review of the south-east elevation (Sheet A.07) however, the ground level immediately below the northern edge of the first storey is measured at 0.6m below the ground floor level shown at 26.53m – i.e. the envelope should rather be measured starting from 25.93. Accordingly this lowers the envelope by 0.6m, resulting in a significant portion of the first storey breaching the envelope control adjacent to the eastern side boundary.

The proposed breach to the Building Envelope control results in loss of views from 46 Grandview Pde as described in this submission. Given this breach and resultant view loss impact, the proposal does not satisfy the relevant objective of this control (***“Equitable preservation of views and vistas to and/or from public/private places”***) and is a key indicator of excess bulk and scale.

Conclusion

The proposed alterations and additions to No.37 Grandview Parade, Mona Vale, result in substantial view loss to No.46 Grandview Parade. Non-compliance with the DCP provisions for view sharing and building envelope are identified in this submission as grounds for this objection to the proposal. To ascertain the extent of view impacts, we request that height poles be installed by the applicant with Surveyor certification verifying their position and height, for Council inspection from properties affected by view loss. Further we request that amended plans be prepared that address the issues raised in this submission, and demonstrate full compliance with the provisions of Pittwater 21 DCP.

Should you have any queries regarding the above please do not hesitate to contact me.

Kind regards,



Ben Rourke (BTP UNSW, MEnvLaw Maq, MPIA)

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